

LIVINGSTONE SHIRE COUNCIL

Priority Projects 2023/24



Foreword

MAYOR ANDY IRELAND

Sunshine, Sea Breeze, and Coastal Vibes – We do have it all and the world is noticing. Livingstone Shire is growing faster than we expected. To keep up and sustain this growth, we need additional support in the form of key infrastructure and region building projects.



We've known it for generations, but the secret is definitely out. Livingstone Shire is a highly desirable place to live, work and play and we need to invest in community assets to keep up with the demands created by this growth.

With a population of around 40,000 and an estimated gross regional product (GRP) of \$1.58 billion, we are home to almost 3,000 businesses and the providers of over 11,500 local jobs. We want to support the people smart enough to already be here and the ones that are coming. With South East Queensland bursting at the seams and residents of Melbourne and Sydney looking for a sea-change and an escape from the big cities, the Capricorn Coast provides the perfect alternative. But we can't do it on our own.

Investment in our future is investment in the future of Queensland and Australia. We've taken key steps to set the region up for economic success through projects such as The Gateway Business and Industrial Park, The Capricorn Homemaker Centre and revitalisation of key precincts across our shire. These initiatives are proving extremely successful, but we need assistance to support the next necessary wave of region-building projects.

Post COVID we're trying to cope with increased population growth and domestic visitation which has led to severe shortages in general housing supply, rentals, affordable housing and holiday and short stay accommodation. We understand that this is a nationwide problem, but we also know the solutions will ultimately have to be provided on the ground – locally.

Population shift has brought pressure on all sectors of the local economy, including health services, education providers, and the skilled and unskilled workforce. Local employers are unable to fill positions because there is nowhere affordable for prospective employees to live, which means we are losing out on this unique opportunity for growth.

We cannot resolve all these concerns alone so we'd like to work together on a number of region building projects. We consider these "game-changers" and this advocacy document outlines the reasons why support is requested for each project.



MEMORIAL WALK - EMU PARK



LIVINGSTONE SHIRE COUNCIL

Priority Projects

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YEPPOON LAGOON



Causeway Lake

RESTORATION MASTERPLAN

Funding is needed to complete a series of due diligence and design studies in support of restoring Causeway Lake to its former glory as a major regional recreation asset.

Traditionally the lake has been used for multiple recreation purposes, but activity on and adjacent to the lake has declined significantly in recent years due to shallowing of the lake from upstream and ocean sedimentation. The lake was created in the 1930s by the construction of a causeway to connect the southern and northern sectors of the Capricorn Coast.

Located on the Capricorn Coast half-way between Yeppoon and Emu Park, the lake is the only calm water asset in the region and therefore is essential for a multitude of training and safe water recreation functions, including sailing, paddle-boarding, boating, water skiing, boat licensing, fishing and kayaking. The community has a long relationship with the lake and has for several decades expressed their desire for action to be taken to restore the lake's functionality.

The benefits from this project include:

- Improved water safety, multiple new and restored recreation opportunities, increased numbers of individuals participating in water-based sports, improved accessibility and quality of life/health.
- An enhanced regional tourist destination that creates local jobs connected to hire equipment, eco-education and new commercial enterprises.
- Multiple new engagement opportunities such as lake/coastal ecosystem-based education and water sports competitions and carnivals.
- Private investment leveraging off the proposed improvements and feasibility studies.

Achieving optimal lake activation will take several years, but having a plan, supported by market verification, will guarantee that it happens and much sooner. An exercise of this scale mandates government involvement to catalyse action and provide the surety that the private sector requires to be able to respond.

CAUSEWAY LAKE - GLEN ADAMUS

Success looks like ...

Should funding be secured, the necessary due diligence work regarding lake restoration, environmental protection, economic enhancement and lake recreational functionality can be completed along with detailed designs for shoreline improvements. These designs will be based on the newly completed Causeway Lake Master Plan. Enabling Council to then secure private and community partners to finance and construct necessary shoreline improvements.

Support and commitment:

There has been a decades-long public conversation about the need for action to restore Causeway Lake. Recent community engagement regarding the future of the lake precinct garnered a substantial response (763 completed surveys) with an overwhelming 91% of respondents supporting improvements to the lake precinct and 81% of respondents indicating that they would visit the precinct more often if it were dredged and shoreline improvements undertaken.

This engagement has resulted in a Master Plan that reflects the communities aspirations, being optimisation of the recreational and environmental attributes of the lake. Causeway Lake ranks #1 on the list of Council's priority projects for this reason.

CONNECTION

The Livingstone Community Plan Towards 2050 is committed to providing places for active and passive recreation, alongside creating a welcoming and desirable place to visit. Aligned with the State Government's Infrastructure Strategy (2022-2042) which promotes place-based infrastructure planning and aims to leverage infrastructure investment across agencies to help inform industry and other levels of government. It The Federal Government's Department of Tourism, Innovation & Sport Strategic Plan (2022 – 2026) purpose is:

- To provide and attract investment to build more competitive visitor and innovation economies,
- Inspire extraordinary sporting success through Queensland's elite athletes, and
- Support healthier, active communities,

Restoration of the Causeway Lake aligns with all of the goals of the three plans detailed above.

KEY TO SUCCESS

Council is seeking investment to finalise the business case for the restoration of the Causeway Lake. The business case will be based on the aspirations of the master plan and will include a Benefits Management Plan (risk analysis, financial and economic analysis, market sounding, approvals, public interests and procurement strategies). **This work will develop this project to the point where we know precisely:**

- what work will be done to deliver on community expectations and master plan implementation; and
- what the estimated total project cost will be.

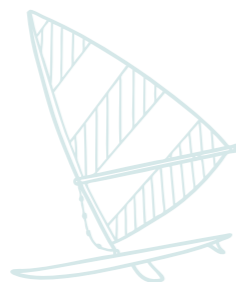
CONTACT

Manager, Economy and Places

Livingstone Shire Council

07 4913 3669

economicdevelopment@livingstone.qld.gov.au



Yeppoon Town Centre

REJUVENATION

Yeppoon Town Centre serves as the main-street and “heart” of the region. It is where the majority of commercial, retail, dining, entertainment and related urban activities occur. As such it serves as the region’s primary gathering place and regional brand.

The main commercial streets (James and Normanby) lack natural shade and any sense of distinctive place-based character; the public realm is fundamentally generic, unappealing, unwelcoming and uncomfortable for pedestrians to spend any amount of time in – certainly not how the Capricorn Coast community wants to represent itself as a growing, coastal tourism destination.

Council proposes to remedy this situation via:

- A major upgrade to the town centre main streetscape, with a primary focus on the creation of a shady, green, pedestrian conducive environment.
- Upgrades to Normanby Street, which serves as the secondary entrance into town and is in desperate need of rehabilitation to address a deteriorated road surface, dangerous informal parking and the absence of pedestrian pathways.
- Upgrades to Adelaide Street, a popular hilltop scenic lookout that has issues with informal parking and hooning.

The Yeppoon Town Centre has not had a major streetscape upgrade since immediately following WW1. Only one of the 100+ trees planted at that time remains and planting in the intervening period has been minimalist and ad hoc.

Benefits from the project include:

- A vibrant, attractive, distinctive, pedestrian welcoming and comfortable regional town centre
- Competitive advantage with other coastal destinations, resulting in higher visitation increased local spend and new businesses opening which equates to more local jobs
- Substantive new private investment in the town centre, accelerating economic growth

Success looks like ...

A much greener, shadier, pleasant, and appealing town centre environment that draws substantially more people to engage with it, for longer periods and leaving with a positive impression of their experience.

Most importantly, the region’s reputation as a coastal destination will be substantially enhanced and the economic performance of the town centre and region as a whole markedly improved. This rejuvenation is a game-changing project.

Support and commitment:

From 2015 to 2017, \$53 million was invested by local, state and federal governments on upgrades to the Yeppoon foreshore, including a multi-storey carpark and the very popular Yeppoon Lagoon.

The town centre, though, has remained relatively untouched, and as such significantly lags behind other premier regional coastal destinations such as Noosa and Bargara. The experience of other communities (such as Noosa) that have already implemented improvements similar to those proposed validate both the necessity and the incredible return on investment that such an approach delivers.

Yeppoon residents and property owners in the town centre have long advocated for enhancements to the public realm to foster greater pedestrian traffic and comfort and be on par with other coastal CBD destinations.

CONNECTION

Well planned streetscapes provide a sense of security and connection, understanding and community spirit among residents. The success of the foreshore and lagoon precincts brings with it evidence of the positive impacts well-planned streetscapes have on a town and its overall identity.

The Livingstone Community Plan Towards 2050 is committed to growing diverse business industry and employment, alongside creating a welcoming and desirable place to visit.

The project is aligned with the Department of State Development, Infrastructure, Local Government and Planning’s Central and Western Queensland Infrastructure Plan (CWQIP).

The CWQIP identifies four strategic regional priorities focusing on traditional and emerging industries, connectivity and liveability, to ensure regional businesses maximise opportunities presented by decarbonisation and a changing industrial landscape so that the region remains an attractive place to live, work and visit.

KEY TO SUCCESS

Government funding sought for the Yeppoon Town Centre Revitalisation Strategy to the value of \$15 million. **This work will develop this project to the point where we know precisely:**

- \$6 M – Yeppoon Town Centre streetscape upgrades (shade trees, street furniture, lighting)
- \$8 M – Normanby Street road, parking and streetscape upgrades - Normanby Street between Park Street and Anzac Parade
- \$3 M - Adelaide Street parking and scenic lookout upgrades - Adelaide Street between Normanby and Cliff Streets

CONTACT

Manager, Economy and Places
 Livingstone Shire Council
 07 4913 3669
 economicdevelopment@livingstone.qld.gov.au



Capricorn Coast Homemaker Centre Stage Two

YEPPON DEPOT RELOCATION

The Capricorn Coast Homemaker Centre masterplan was developed by Council in 2016 to ensure the optimal development of a prime, central-Yeppoon site and to accommodate uses not currently in the market.

Currently occupied by its operations depot, Council's long-term vision for the site is to relocate all components of the depot and use the land to create a destination retail location for hardware, home improvement and other complementary large-format retail uses to enhance the region's retail sector and provide growth opportunities for new and expanding local businesses. The Homemaker Centre masterplan was established to enable this vision and is the first of its kind in Livingstone Shire.

The scope of proposed improvements includes one large lot (2.625 hectares) made available for development of large format homemaker / retail businesses to build on the success of the Capricorn Coast Homemaker Centre which has created over 200 local jobs. The development of large format retailers in Australia has been evolving, with bulky goods tenants preferring to co-locate within one centre.

There is an increased focus nation-wide on dedicated homemaker centres, by providing a broad range of tenants as well as easy accessibility and car parking.

The greater convenience and amenities provided for customers will reduce leakage and travel to Rockhampton, and in turn increase employment opportunities within the Livingstone local government area.



CONNECTION

The Livingstone Community Plan Towards 2050 has a commitment to diverse business, industry and employment. Aligned with the Economic Development Queensland Strategic Plan 2022 – 2026 which provides a framework that will support thriving communities right across the State and deliver infrastructure and property projects that drive economic growth and jobs.

This plan has 5 priorities and objectives - two of which can be met with Homemaker Stage Two.

- Place based outcomes - lead property development, specialist land use & infrastructure planning, delivering high quality places and people focused community outcomes.
- Growing Enterprise - to engage with industry to facilitate new projects and investment opportunities supporting economic growth & jobs.

OUTCOME SOUGHT

Investment to relocate the existing depot (not including the administration building) to Stage 4 of the Gateway Business and Industry Park.

This will attract private investment in the full development of Stage Two of the Capricorn Coast Homemaker Centre.

CONTACT

Manager, Economy and Places
 Livingstone Shire Council
 07 4913 3669
economicdevelopment@livingstone.qld.gov.au

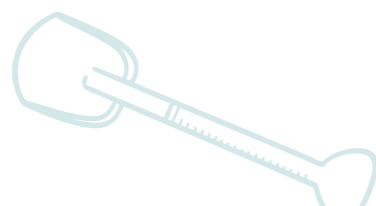
Success looks like ...

Completion of the Capricorn Coast Homemaker Centre will result in increased choice, convenience and competition in the local market, retaining economic benefit for the Capricorn Coast community and offering an opportunity for major investment in the region.

Support and commitment:

Stage one of the Homemaker Centre was released to a national property company in 2019 and has been successfully developed to accommodate several tenants, the largest being Bunnings. Construction of stage one provided a significant boost to the local economy, with enduring benefit deriving from the approximately 200 full-time local jobs created and the retention of spending locally.

The success of Stage One and general regional growth has prompted other large-format retailers and developers to enquire after future stages of the Homemaker Centre. Council is exploring relocation options for the depot so that development of subsequent stages can occur.



Australian Defence Force

Permanent Presence in CQ

Australia's strategic environment is rapidly changing – our military posture needs to change with it. To generate and sustain the next generation of military advantage, the Australian Defence Force (ADF) needs a step-change in its force posture. New military facilities closer to emerging security threats in the South Pacific are urgently needed.

Central Queensland offers opportunities for the ADF to invest in new basing, infrastructure and logistical opportunities to enable the ADF to better shape, deter and respond to emerging threats to the nation.

Recognised as one of the best training facilities in the world, the Shoalwater Bay Military Training Area has a footprint covering 36% of the Livingstone Shire. This is the only area in Australia where the army, air force and navy can engage in joint military exercises. As a result, the Australian Defence Force and other allies such as Singapore Armed Forces and the United States Military conduct regular training exercises at the site each year. Central Queensland is also a core component of the munitions supply chain with Port Alma as a Class 1 Explosives capable port and the Bajool Magazine is one of four of the Queensland Governments explosive reserves.

Specific opportunities for the region include establishing a centralised armoured vehicle depot in the Shoalwater Bay Military Training Area and relocating the Army's School of Armour at the same time. Co-location will reduce the movement

of over-size and over-mass vehicles from Brisbane to Central Queensland on the Australian civilian road network and support growth in the Army's training requirements for new armoured vehicles. Operational efficiencies will be realised by co-locating repair and maintenance activity in region. These projects alone would increase Gross Regional Product (GRP) in Rockhampton and the Capricorn Coast by \$423 M and 2132 jobs (FTE).

In the longer term, advocating for the relocation of the 7th Brigade who have outgrown their current home at Gallipoli Barracks in Brisbane. If the 7th Brigade were to establish in either Rockhampton or Livingstone, GRP would increase by an additional \$1,887 million and create 9,506 jobs (FTE).

Success looks like ...

- Establishing a new Army Barracks in CQ (relocation of Army's 7th Brigade from Gallipoli Barracks)
- Establishing a new Fleet Base North at Gladstone Port

- Establishing a RAAF base at Rockhampton Airport (maritime surveillance wing of RAAF No 92 Wing)
- Establishing a new School of Armour co-located with a centralised armoured vehicle depot at Shoalwater Bay Training
- Expanding the Army Reserves
- Leveraging local industry service and supply capability to provide better economic outcomes for regional Australian businesses.

Support and commitment:

The CQROC released a strategy in May 2022 which strongly advocates for the ADF to establish permanent military presence in the Central Queensland region.

In October 2022 Regional Development Australia (Central and Western Queensland), Rockhampton Regional Council, Gladstone Regional Council and Livingstone Shire Council partnered with expert military consultant firm SAS Group to prepare a Central to Defence submission to the 2022 Defence Force Review. The purpose of the submission is to demonstrate to the Federal Government and the ADF that Central Queensland should become a key strategic base servicing Australia's future defence force need.

CONNECTION

The Livingstone Community Plan Towards 2050 commits to an innovative and accountable leadership to achieve a shared future, as well as collaboration and partnerships to advocate for the needs of the community.

This includes developing partnerships with adjoining councils and key local employers such as Defence to work together to achieve shared priorities.

The Central Queensland Regional Organisation of Councils (CQROC) is the regional representative organisation for the six local governments of CQ and one of their regional priorities is the attraction of a permanent defence presence. The Defence Strategic Review 2023 outlined six priorities, of which two align directly to The Central to Defence submission.

The ADF's mission is to defend Australia and its national interests in order to advance Australia's security and prosperity.

- Developing the Australian Defence Force's (ADF) ability to precisely strike targets at longer-range and manufacture munitions in Australia.
- Improving the ADF's ability to operate from Australia's northern bases.

OUTCOME SOUGHT

The Federal Government and ADF commit to investing in estate, infrastructure and logistics in Central Queensland to enhance Defence's resilience, operational reach, capacity to receive large numbers of mobilised or allied forces and operational resupply.

CONTACT

Manager, Economy and Places

Livingstone Shire Council

07 4913 3669

economicdevelopment@livingstone.qld.gov.au

Maritime Infrastructure

Improved

Demand for additional fishing infrastructure along the Capricorn Coast has gained momentum in recent years, powered by the introduction of the commercial Net Free Zones and the subsequent improvements in fish stock.

The shortfall in marine infrastructure across the shire has been identified on numerous occasions. Our community love boating and fishing and as of September 2023 there were over 5300 registered vessels in the shire. In April 2023 Maritime Safety Queensland published the Queensland Recreational Boating Facilities Demand Forecasting Study 2022 for the Livingstone LGA.

The study provides a summary of current and forecast demand on recreational boating facilities, and most importantly the capacity of existing facilities to meet this demand.

The key issues identified for the shire were:

- There is a significant number of boats from Rockhampton utilising the Rosslyn Bay Boat Harbour for launching (34% - over 1700 boats);
- Lack of capacity for sheltered, all-tide or near all-tide boat launching
- The need for a public deep-draught vessel landing with sewage pump-out facilities at Rosslyn Bay Boat Harbour.

At present, there are 14 boat ramp facilities in the shire. Five of these are constrained by a lack of parking for car-trailer units (CTU) and others have limited tidal access. Rosslyn Bay Boat Harbour is the only facility that provides unrestricted open water access and is the primary access to the Keppel Islands. Existing facilities, both car parking availability and boat ramp lanes at the Harbour cannot keep up with demand. The shortfall in marine infrastructure is significant.

The number one priority recommendation from the study is to build a new facility at the harbour that consists of a breakwater extension with four ramp



lanes, two floating walkways and enough parking for 120 car-trailer units.

Fishers are expected to spend approximately \$1000 per annum on their fishing activities. Improvements to current maritime infrastructure will deliver the greatest benefits to our recreational boaters, commercial fishermen and the local tourism economy.

Success looks like ...

Priorities 1-4 in the 2022 Maritime Safety Queensland Recreational Boating Facilities Demand Forecasting Study are funded and constructed. The No.1 priority is for the construction of a new four-lane boat ramp with two pontoons and enough parking for car-trailer units to meet demand at the Rosslyn Bay Boat Harbour.

Support and commitment:

The 2017 Maritime Safety Queensland Recreational Boating Facilities Demand Forecasting Study recommended that the State within 5 years – by 2022 invest in a new four-lane open water facility in the shire. Six years on, and the Harbour is under major pressure as the only open water all-tide accessible launching facility in a region where recreational fishing is already very popular and growing steadily. The State needs to commit to building another all-tide open water access at the Harbour and other locations on the Capricorn Coast.

CONNECTION

The Livingstone Community Plan Towards 2050 is committed to maintaining waterway facilities to a high standard for the benefit of the community and to continue to attract visitors. The Queensland Government's Boating Infrastructure Program (BIP) forms part of the Maritime Infrastructure Investment Program (MIIP).

The BIP funds:

- public recreational boating facilities for launching and retrieving recreational trailer boats
- maintaining depths in channels to ensure access to high-use recreational boating facilities

- new and upgraded pontoons and floating walkways at or near boat ramps, where there is sufficient identified need (provided local conditions are suitable)

- pontoons and jetties for deeper-draught vessels (such as yachts and launches) for pick-up and set-down of passengers and supplies.

OUTCOME SOUGHT

Rosslyn Bay Boat Harbour expansion – Priority 1 a breakwater extension with four ramp lanes, two floating walkways and enough parking for 120 car-trailer units is funded and constructed.

- Waterside infrastructure approximately \$60M
- Landside infrastructure approximately \$12M

Explore options for an alternate all-tide open water access at other locations on the Capricorn Coast.

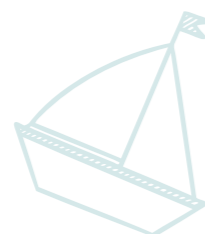
CONTACT

Manager, Economy and Places

Livingstone Shire Council

07 4913 3669

economicdevelopment@livingstone.qld.gov.au



Community Resource Recovery Centre

Councils new Community Resource Recovery Centre (CRRC) has been established at the Yeppoon Landfill.

The facility diverts waste from landfill by increasing the level of diversion and capture reusable, recyclable, or recoverable materials. The project includes a covered check-in shed, regulated waste storage, and a community resource recovery shed connecting to the existing transfer station road system.

Landfill volumes at the current rate will fill the existing cell by May 2026, therefore investment in a new cell is crucial. The Community Resource Recovery Centre helps expand the lifetime of the current cell due to the diversion of waste.

Inspection of loads takes place at the check-in shed whereby a greater percentage of the waste stream will be identified for reuse and sale. Repurposed products are sold at the onsite Reuse Market (Tip Shop) to provide a partial return on investment.

The Resource Recovery Area offers a partial solution to reducing waste to landfill. The key to a circular economy is behavioural change through education and the CRRC will provide this opportunity for Livingstone Shire.

Success looks like ...

The Resource Recovery Centre and surrounding area should provide approximately two extra years of continued service from the existing landfill cell infrastructure and defer investment of \$8-9 million in the short term. It is estimated more than 2,700 tonnes of waste per annum will be diverted from landfill.

Development of a Resource Recovery and Education/Behavioural Change Centre to co-locate at the landfill with the Community Resource Recovery Centre will enable Council to be an advocate for change. Having a dedicated facility aimed at delivering waste education and behavioural change programs will empower our community to embrace the principles of a circular economy.

Support and commitment:

The new Community Resource Recovery Centre is a \$3 million project jointly funded by Livingstone Shire Council and the Queensland Government, which has committed \$625,000 through its Resource Recovery Industry Grant Program.

Development of a dedicated Resource Recovery and Education/Behavioural Change Centre will complement the build on the Queensland Government's investment in reducing waste to landfill.



CONNECTION

The Livingstone Community Plan Towards 2050 is committed to enhancement of reuse and recycling resources.

This project is aligned with the Department of State Development, Infrastructure, Local Government and Planning's Sustainability Framework, which forms the basis on how the State Government will engage with Council's to support sustainability.

The Queensland Resource Recovery Industries 10 year roadmap and action plan (2019 – 2029) seeks sustainable resource recovery industries that provide measurable economic and environmental benefits to the Queensland economy, create new jobs, provide upskilling opportunities for the workforce, and build capacity and new markets in regional areas of Queensland.

OUTCOME SOUGHT

\$3 million to provide upgrades to road networks and landscaping in proximity to the Community Resource Recovery Area, and for the development of an onsite Resource Recovery and Education/Behavioural Change Centre.

CONTACT

Manager, Water & Waste Operations
Livingstone Shire Council
1300 790 919
waterwaste@livingstone.qld.gov.au



Bush Chapel & Recycled Water Supply

CAPRICORN COAST MEMORIAL PARKLANDS

The Capricorn Coast Memorial Gardens will provide Livingstone residents with a landscaped parkland setting as a final resting place for their loved ones.

The Capricorn Coast Memorial Gardens will provide Livingstone residents with a landscaped parkland setting as a final resting place for their loved ones.

The site is located between Yeppoon and Emu Park on freehold land acquired by Council and will be adequate to service the needs of Livingstone Shire for at least the next fifty years. Replacing both the Yeppoon and Emu Park cemeteries, the parkland setting offers an alternative to existing more formal cemeteries in the region. The masterplan for the parklands includes the provision of a refreshments pavilion and Bush Chapel which will allow funeral services to be held on site; something that has not been possible at the existing cemeteries.

Success looks like ...

Completion of the Bush Chapel, which is a fully designed and a shovel ready project. Phase 2 includes establishing a permanent and reliable irrigation water supply by designing a recycled water pipeline along Tanby Road, from Yeppoon Road.

Support and commitment:

In addition to the preparation of a Masterplan, Council has received a \$1.75 million grant from the State Government's Building our Regions program to aid in the development of the \$3.5 million project. Phase 1 Preparatory works have been completed.



CONNECTION

Not only do memorial gardens effectively maintain the natural environment but they also become a historical and iconic feature of a community, creating links between the past, present and future as a destination where lives are celebrated and honoured.

The Livingstone Community Plan Towards 2050 is committed to collaboration & partnerships to advocate for the needs of the community.

The Department of State Development, Infrastructure, Local Government and Planning's Building our Regions program provides funding for infrastructure projects in regional communities that improve liveability and economic conditions. Recent program rounds in conjunction with the Department of Regional Development, Manufacturing and Water provided funding to improve councils' water supply and sewerage systems in regional communities.

The State Government's Communities 2032 action plan commits to healthy, accessible, and liveable communities, supported by responsive communities.

OUTCOME SOUGHT

Targeting future years of Building Our Regions Funding. Council is seeking funding of \$1.9 million for the construction of the Bush Chapel to complete Phase 1. Phase 2 includes establishing a permanent and reliable irrigation recycled water supply to the site estimated at \$4 million.

CONTACT

Manager, Major Projects
Livingstone Shire Council
0417 647 262



Council CBD Precinct Hub

DEVELOPMENT

The CBD Precinct Hub is the consolidation of all Council's administrative functions and library to one centralised, prime position location in the Yeppoon CBD.

This will improve public access to Council services and to improve the efficiency of Council operations for a rapidly growing community. This will enable other Council owned properties to become more freely available for higher and better uses, therein enabling a more efficient and productive town centre economy.

The de-amalgamation of Livingstone Shire Council in 2014 left Council with unforeseen financial and organisational challenges. As a result Council has had to utilise available office space to best purpose. Council has since right sized the organisation and set a pathway to greater financial sustainability. Staff now operate from several locations which undermines organisational effectiveness and customer service, particularly professional support and business functions.

The further expansion of the Homemaker Centre relies on Council relocating current functions located at the Cordingley St Depot. An original premise to the decision to proceed with the development of the Homemaker Centre was that delivering full value relied on the entire Cordingley Street Depot site ultimately being re-purposed for commercial use.

Benefits from the project include:

- Consolidation will enable the provision of one-stop services to the community.
- Enables sale of Council owned property to facilitate next stages of the Homemaker Centre (Stage 1 completed 2021 – Bunnings, service station and several retail outlets). Potential next stage developed are ready to process but require that Council vacates the property that is currently occupied by engineering services and field depot. The site is far too strategic for such low-end uses.
- Enables sale of Council property at Lagoon Place which is currently utilised for most administrative services and permits the site to either be developed for foreshore frontage private development or to extend the very popular Yeppoon Lagoon precinct. A prime ocean front site, its current use is a substantial underutilisation of the site's potential and thus a general disservice to the community in terms of value.
- Enables the sale or lease of other satellite offices to higher value end users.

Success looks like ...

Creation of a council precinct hub in the town centre allowing for existing satellite centres to be repurposed and consolidation of staff into one area to contribute to the economic vitality of the town centre.

Support and commitment:

A preliminary evaluation of a number of potential office accommodation sites in the CBD has been carried out and presented to Council. Conceptual designs and costing has been completed for possible new Council office accommodation in the Yeppoon CBD and these provide useful benchmarks for strategy development. Survey responses of the community's view is that the land occupied by the building at Lagoon Place would be best used for enhanced community open space.

CONNECTION

Consolidation of Council services to one centralised location would allow for a seamless experience for residents.

The Livingstone Community Plan Towards 2050 has a commitment to Innovative & accountable leadership to achieve a shared future.

Aligned with the Economic Development Queensland Strategic Plan 2022 – 2026 which provides a framework that will support thriving communities right across the State and deliver infrastructure and property projects that drive economic growth and jobs.

OUTCOME SOUGHT

Seeking funding of \$20 to \$25 million for construction of a suitable new accommodation building, with consideration of advocacy for a potential Public Private Partnership procurement strategy. A 'Build Lease Operate Transfer' strategy could be the most financially viable option.

CONTACT

Manager, Economy and Places

Livingstone Shire Council
07 4913 3669
economicdevelopment@livingstone.qld.gov.au



Rejuvenate Woppa

GREAT KEPPEL ISLAND

Great Keppel Island sits on the Southern Great Barrier Reef, a short 30-minute ferry ride from the mainland.



It is one of the most attractive beach-endowed islands along the entire Queensland coast with 17 white sand beaches adjacent to crystal clear water, as well as a few reefs. The major resort infrastructure was sold to Tower Holdings in 2008 who closed the resort shortly after. Tower Holdings' efforts to sell the lease rights since then have all ended in failure.

In 2017 the Queensland Government made an election commitment of \$25 million as a recovery package for the island and an additional \$5 million was added under the Building Our Regions Program. In late 2021 the state government initiated a community-based master-planning effort to inform prioritisation of common-user infrastructure and define a clear future vision for the island. This process is nearing completion.

In April 2023 The State Government revoked the Tower Holding lease, returning control of the future of the island to the State to enable the outcomes of the community led master plan.

Benefits from the project include:

- enhance GKI as a premier tourism destination in Queensland for the benefit of the local economy, visitors, businesses and the community
- facilitate tourism development and investment opportunities that align with the current and future tourism and investment market and the community's vision for the island
- identify priority common-user infrastructure for improving island accessibility, amenity, appearance, sustainability, operability and supporting tourism opportunities
- protect the core characteristics that make GKI the special place that it is by protecting important resources on the island and preserving areas of environmental and cultural significance
- acknowledge the Woppaburra People as the traditional owners of the island and ensure their cultural values are considered

Success looks like ...

A redeveloped Great Keppel Island in accordance with the community-built masterplan.

Support and commitment:

The Queensland Government backs this project alongside Livingstone Shire Council. The rejuvenation of GKI has attracted much media attention and there is evidence to endorse the support of tourism and economic development organisations, tourism operators, local residents, and the business community. The project has strong support from the Queensland Government and is identified in the State Infrastructure Plan and the Capricorn Coast Destination Management Plan.

CONNECTION

GKI has long been recognised as Queensland's "Jewel in the Crown. The Livingstone Community Plan Towards 2050 committed to reviewing options for development at Great Keppel Island which balanced stewardship of its environmental values and a desire to showcase its unique tourist potential. To ensure this occurs, LSC has played a key collaborative role in the development of the master plan.

The Great Keppel (Wop-pa) Island (GKI) Master Plan Project forms a key part of the Queensland Government's commitment to revitalise tourism on GKI, which includes a \$30 million commitment towards common-user infrastructure.

Aligned with the Federal Government Department of Tourism, Innovation and Sport Strategic Plan (2022-2026) objectives to drive economic recovery and growth by delivering and attracting tourism and innovation investment to sustain and create Queensland jobs.

OUTCOME SOUGHT

Finalisation of the master plan and continued commitment from the Queensland Government to ensure its successful implementation. Fast-tracked delivery of the committed \$30 million to deliver common-user infrastructure to attract investment in the island and create new investment opportunities as per the master plan vision.

CONTACT

Manager, Economy and Places
 Livingstone Shire Council
 07 4913 3669
 economicdevelopment@livingstone.qld.gov.au



Leading the Way: Livingstone Shire Council's Game- Changing Projects

Major game-changing projects are vital for the ongoing growth and wellbeing of our community. Livingstone Shire Council are proud to have delivered many projects of significance for the region.



Yeppoon Foreshore Revitalisation

One of the most exciting projects completed, Yeppoon Foreshore Revitalisation, multi storey carpark, and Yeppoon Lagoon were jointly funded by Livingstone Shire Council, the QLD State Government and the Federal Government. This \$53 million project transformed Yeppoon foreshore and has become a major drawcard for the region, boosting tourism and attracting visitors from worldwide.

Barmaryee Multi Sports Complex

The \$14m Barmaryee Multi Sports Complex is a collaboration between Council and State Government. It is a hub for fitness, families and fun, with the sports precinct home to Netball and Junior Rugby League clubs, boasting superior playing fields and full lighting for night time games. The facility includes a full amenities block, incorporating change rooms, storage and multi-function room.



Panorama Drive (Northern Strategic Link Road)

One of the most strategic links in the Livingstone Shire's strategic road network, Panorama Drive is one of the largest capital works ever undertaken on the Capricorn Coast. This jointly funded project (Council \$15M and the Queensland Government \$15M) services our Northern growth corridor, provides an alternate evacuation and supply route and relieves traffic congestion in the Yeppoon CBD.



Image - JRT Group

- Rockhampton to Yeppoon Pipeline - \$50 million
- Capricorn Coast Memorial Gardens - \$5.0 million
- Fig Tree Galleries - \$1.1 million
- Centre of Excellence for Disaster Management, Innovation and Community Resilience (The Hub) - \$6.2 million



Emu Park Centenary of ANZAC Memorial Walk

A truly collaborative project, between Council, State and Federal Government, Emu Park and District RSLs, Bendigo Community Bank, Homecorp, Emu Park Lions, Capricorn Sandstone Quarry and the local community, this \$2.5m project is a place where current and future generations reflect and remember the sacrifices of our fallen soldiers and pay tribute to all those who served in the defence of our nation.



Statue Bay Reconstruction Project

The \$24.9m Statue Bay Reconstruction was one of the most challenging engineering projects in the history of the Shire. Jointly funded by Council, the Queensland and Australian Government under the Natural Disaster Relief and Recovery Arrangement, the project saw access restored for the community between Yeppoon and Emu Park via the Scenic Highway.

Stanage Bay Road Upgrade

The project, which is jointly funded with the Federal Government's Roads of Strategic Importance (ROSI) initiative, involves the upgrade and sealing of approximately 39.7km of Stanage Bay Road. The \$21.6m project provides a nationally recognised 'fit-for-purpose' road corridor, appropriate for the scale and volume of the growing number of military and associated heavy transport vehicles that are currently traversing this Council maintained road.



- Yeppoon Sewerage Treatment Plant Augmentation - \$16.4 million
- Yeppoon CBD Flood mitigation - \$1.3 million
- Emu Park Foreshore Revitalisation Project - \$4.9m million
- Wreck Point Lookout, Walking Trail, and Matthew Flinders Drive Reconstruction Cooe Bay - \$2.05 million



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